



SITE INFORMATION		
Property location	3215-3233 N. Federal Highway, Pompano Beach, FL 33064	
Gross Lot Area	6.2 ac (270,280 sf)	
Allowed	46 du/ac (295 du)	
Provided	46 du/ac (295 du)	
Gross square footage (GSF)	261,333 sf	
Leasable (net rentable)	68,718 sf	
Pool leasable	103,454 sf	
Garage	412,514 sf	
Ground total	412,514 sf	
Land use designation	Mixed-Use Neighborhood Corridor (MU/NC)	
Planning district	Mixed-Use Neighborhood Corridor (MU/NC)	
Site name	Small outlet/Office Building/Parking lot	
Current use of property	None	
Water service provider	North Miami Beach Water Service Inc	
Wastewater service provider	Miami Dade Water and sewer service area	
Building grade	1' 7" to 10'0"	
Building footprint coverage (based on Net area)	60.8 % (14,839 sf)	
Vehicular use area (based on Net area)	13.0 % (17,077 sf)	
Landscape area (based on Net area)	9.08 % (11,144 sf)	
REGULATORY GUIDELINES		
Setbacks	Allowed	Provided
Front yard (East) - Federal highway	0'	10'
Rear yard (West) - N. E. 17th Avenue	10'	10'
Interior side yard (North and South) - 3rd St	10'	10'
Open Space	20% min	22% (159,461 sf)
Unit mix		
Studios	585 sq ft/du	28 units
1 Bed room	780 sq ft/du	86 units
2 Bed rooms	1,025 sq ft/du	148 units
3 Bed rooms	1,265 sq ft/du	18 units
Total		480 units
Parking requirements		
Studios @ 1 sp/du	28 units	28 sp
1Bed @ 1.5 sp/du	128 units	192 sp
2Bed @ 1.5 sp/du	145 units	218 sp
3Bed @ 2 sp/du	18 units	36 sp
Subtotal	300 units	474 sp
Commercial		
1 sp @ 300 sf	4,936 sf	15 sp
GRAND TOTAL PROVIDED		489 sp
GRAND TOTAL REQUIRED		
Site		262 sp
Surface		170 sp
Residential garage		7 sp
GRAND TOTAL PROVIDED		439 sp
Bicycle racks/bicycle storage		
Residential @ 47 (10 sp max on each parking area)	Required	Provided
	25	25

Notes:
 1 - ADA spaces provided (included in Total Provided)
 2 - Provided ADA spaces meet ADA Standards for Accessible design 4.1.2 (5)

POMPANO BEACH
 ENCORE CAPITAL MANAGEMENT
 AT
 POMPANO BEACH, FLORIDA

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DATE: 01/13/2021
 SCALE: AS SHOWN
 JOB NO.: 2008 PHU

SITE PLAN
 SHEET NUMBER:
 SP-1

P&Z
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